

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2004 Legislative Session

Legislative day # 12

BILL NO. 58 – 2004(ZRA –53)

Introduced by Allan H. Kittleman, Councilman

AN ACT amending the Howard County Zoning Regulations to change the definition of accessory garages, including the ~~size restrictions~~ **BULK REQUIREMENTS** in the RC and RR zoning districts and move these provisions to the Supplementary Zoning District Regulations.

Introduced and read first time _____, 2004. Ordered posted and hearing scheduled.

By order _____
Sheila M. Tolliver, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2004 and concluded on _____, 2004.

By order _____
Sheila M. Tolliver, Administrator to the County Council

This Bill was read the third time _____, 2004 and Passed __, Passed with amendments __, Failed __.

By order _____
Sheila M. Tolliver, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2004 at _____ a.m./p.m.

By order _____
Sheila M. Tolliver, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2004.

James N. Robey, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.
~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

Section 1. Be it enacted by the County Council of Howard County, Maryland, that Section 103 “Definitions” and Subsection A “Supplementary Bulk Regulations” of Section 128 “Supplementary Zoning District Regulations” of the Zoning Regulations of Howard County, and is hereby amended to read as follows:

Comprehensive Zoning Plan for Howard County

Section 103: Definitions

A.

[[3. Accessory Garages: Detached garages that are accessory to single family detached dwellings are limited to 800 square feet in the RC and RR districts and to 600 square feet, in all other districts.]]

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that Section 103 “Definitions” of the Zoning Regulations of Howard County be renumbered accordingly.

SECTION 128: Supplementary Zoning District Regulations

A. Supplementary Bulk Regulations

12. BULK REGULATIONS FOR DETACHED ACCESSORY GARAGES

DETACHED ACCESSORY GARAGES ARE ACCESSORY TO SINGLE FAMILY DETACHED DWELLINGS AND ARE LIMITED TO 600 SQUARE FEET, EXCEPT IN THE RC AND RR DISTRICTS. THE FOLLOWING ~~SIZE REQUIREMENTS~~ BULK REQUIREMENTS SHALL APPLY TO DETACHED ACCESSORY GARAGES IN THE RC AND RR DISTRICTS:

<u>LOT SIZE</u>	<u>MAXIMUM SQUARE FOOTAGE</u>
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~~————— 2 ACRES OR LESS ————— 1,200 SQUARE FEET~~

~~————— GREATER THAN 2 ACRES ————— 2,000 SQUARE FEET~~

~~FULL BATHS AND COMMERCIAL OR RESIDENTIAL USES ARE NOT PERMITTED IN
DETACHED GARAGES.~~

A. SIZE:

<u>LOT SIZE</u>	<u>MAXIMUM SQUARE FOOTAGE</u>
<u>2 ACRES OR LESS</u>	<u>1,200 SQUARE FEET</u>
<u>GREATER THAN 2 ACRES</u>	<u>2,000 2,200 SQUARE FEET</u>

B. MAXIMUM HEIGHT LIMITATIONS:

ON LOTS 3 ACRES IN AREA OR LESS, THE HEIGHT OF DETACHED GARAGES
SHALL BE LIMITED TO 15 FEET. DETACHED GARAGES LOCATED ON LOTS
GREATER THAN 3 ACRES, MUST CONFORM TO THE ZONING DISTRICT'S
BULK REQUIREMENTS.

C. SETBACKS:

THE MINIMUM REAR AND SIDE SETBACKS FOR DETACHED GARAGES SHALL
BE 20 FEET.

FULL BATHS AND COMMERCIAL OR RESIDENTIAL USES ARE NOT PERMITTED IN

1 DETACHED GARAGES.

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3
4 *Section 3. Be it further enacted by the County Council of Howard County, Maryland, that*
5 *any individual who has applied for an accessory garage building permit prior to April 13,*
6 *2004 shall be subject to the accessory garage requirements of the Howard County Zoning*
7 *Regulations in effect prior to that date.*

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9 ~~*Section 4. Be it further enacted by the County Council of Howard County, Maryland, that*~~
10 ~~*this Act shall become effective 61 days after its enactment.*~~

11
12 *Section 4. Be it further enacted by the County Council of Howard County, Maryland, that*
13 *any individual who has applied for an accessory garage building permit prior to October 4,*
14 *2004 shall be subject to the accessory structure height and setback requirements of the*
15 *Howard County Zoning Regulations in effect on the date of application.*

16
17 *Section 5. Be it further enacted by the County Council of Howard County, Maryland, that*
18 *this Act shall become effective 61 days after its enactment.*